112.0	0005	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	835,400 /	835,400
					USE VALUE:	835,400 /	835,400
					ASSESSED:	835,400 /	835,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRAZIANO GERALD--ETAL
Owner 2:	GRAZIANO AUDREY E
Owner 3:	
Street 1:	59 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 20,033 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	20033.000	184,600	7,600	643,200	835,400
Total Card	0.460	184,600	7,600	643,200	835,400
Total Parcel	0.460	184,600	7,600	643,200	835,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.45 | /Parcel: 483.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 71255
GIS Ref:
GIS Ref:
Insp Date: 09/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 112.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	184,600	7600	20,033.	643,200	835,400	835,400	Year End Roll	12/18/2019
2019	101	FV	154,400	7600	20,033.	634,000	796,000	796,000	Year End Roll	1/3/2019
2018	101	FV	154,400	7600	20,033.	487,000	649,000	649,000	Year End Roll	12/20/2017
2017	101	FV	154,400	7600	20,033.	459,400	621,400	621,400	Year End Roll	1/3/2017
2016	101	FV	154,400	7600	20,033.	422,700	584,700	584,700	Year End	1/4/2016
2015	101	FV	144,200	7600	20,033.	395,100	546,900	546,900	Year End Roll	12/11/2014
2014	101	FV	144,200	7600	20,033.	363,900	515,700	515,700	Year End Roll	12/16/2013
2013	101	FV	144,200	7600	20,033.	363,900	515,700	515,700		12/13/2012

!8696!

PRINT

Date	Time
12/10/20	23:14:34

LAST REV

Date	Time
12/26/19	14:07:23

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8696

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	7215-20		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	71255
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2019	1477		6,280					

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	CC	Chris C
4/7/2009	Meas/Inspect	372	PATRIOT
11/3/2000	Hearing Chag	163	PATRIOT
2/7/2000	Meas/Inspect	264	PATRIOT
8/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		20033		Sq. Ft.	Site		0	70.	0.46	6			Easemen	-10					643,219						643,200	

Total AC/HA:	0.45989	Total SF/SM:	20033	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	643,219	Spl Credit		Total:	643,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	70	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:	U - Upper Flroor	20.	%
Economic:			%
Special:			%
Override:			%
	Total:	44.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25763893
Const Adj.:	0.98990101
Adj $ / SQ:	130.719
Other Features:	61433
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	334479
Depreciation:	149846
Depreciated Total:	184632

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

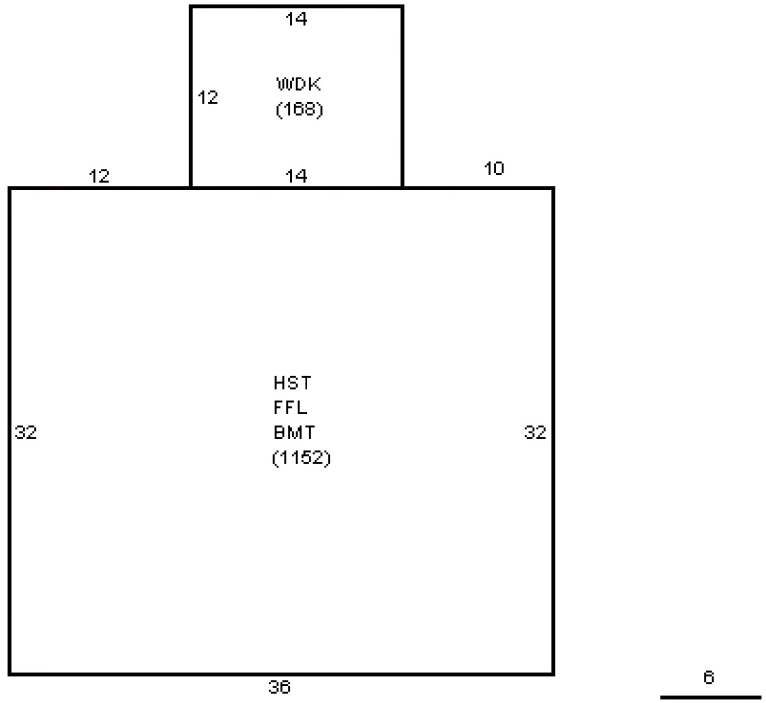
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	130.72
Special Features:	0	Val/Su Net:	60.56
Final Total:	184600	Val/Su SzAd	106.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,152	39.220	45,176
FFL	First Floor	1,152	130.720	150,588
HST	Half Story	576	130.720	75,294
WDK	Deck	168	11.830	1,988

Net Sketched Area:	3,048			Total:	273,046
Size Ad	1728	Gross Are	3624	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 112.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	26X26	A	AV	1947	18.70	T	40	101			7,600			7,600

More:	N	Total Yard Items:	7,600	Total Special Featues:		Total:	7,600